

12 Westfield Crescent, Brighton, BN1 8JB

Spencer
& Leigh



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Guide Price £425,000 - £450,000 Freehold

- Attractive Bay-Fronted Bungalow
- Elevated Corner Position
- South Facing Rear Garden
- Presented in Immaculate condition throughout
- Detached Garage and Additional Parking
- Separate Utility area off-Kitchen
- Wrap around Garden
- Potential to Convert the Loft Space STNC
- Adjacent to Green Space
- Exclusive to Spencer & Leigh

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Spencer & Leigh are delighted to offer this Two-Bedroom Semi-Detached bungalow for sale. Found on a prominent, raised corner of this popular residential family location, the property is presented in immaculate condition throughout and is simply ready to move in.

Accessed via a raised tiled walkway leading to the front door, the interior showcases the quality of the extensive refurbishment completed over the past three years. The home features white plaster walls and ceilings that contrast beautifully with the wooden-effect laminate flooring throughout, giving it a contemporary feel. Both the bathroom and kitchen have been modernized with high-end appliances, emphasizing that the next owner can simply turn the key and enjoy their new home.

A notable highlight of this bungalow is the two bay-fronted bedrooms, which face the front and provide far-reaching views. The south-facing enclosed garden at the rear is an ideal space for relaxation and entertaining, perfect for families.

Additionally, a private driveway leading to a garage equipped with power and lighting completes the exterior. Early viewing is highly recommended to fully appreciate all that this immaculate home has to offer!



Westfield Crescent is situated in a highly sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food and Asda stores. There are 'Good & Outstanding' OFSTED rated schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London.



Entrance Hallway

Living Room
13'11 x 10'2

Conservatory
8'0 x 6'5

Kitchen
13'7 x 8'3

Bedroom
13'10 x 10'2

Bedroom
9'6 x 8'4

OUTSIDE

Front Garden

Rear Garden

Private Driveway

Garage

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Druveway, Garage and unrestricted on-street parking

Broadband: Standard 15 Mbps, Superfast 62 Mbps. Ultrafast

1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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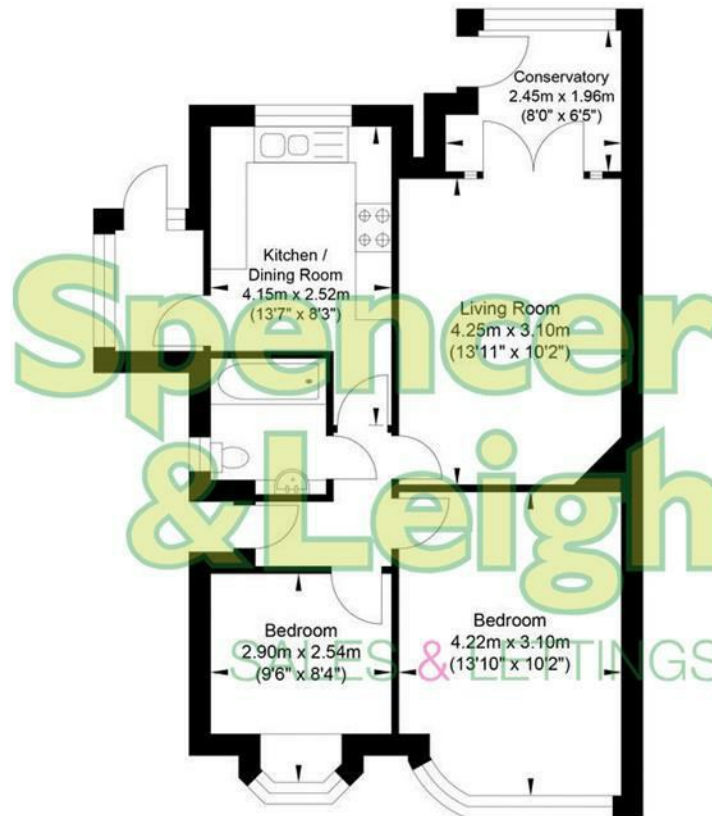


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Ground Floor
Approximate Floor Area
589.43 sq ft
(54.76 sq m)

Approximate Gross Internal Area = 54.76 sq m / 589.43 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.